

D-365
Hopkins Building
Cambridge
c. 1901

The Hopkins Building stands out in Cambridge's central business district as one of its most prominent early twentieth century commercial blocks; it is particularly distinctive for its vertically dominant Poplar Street elevation executed in beige colored brick with finely detailed and decorative neoclassical pediments and panels. Executed in pressed metal, the elaborate main cornice is divided visually into three sections, separated by ball-finial topped columns. The center bay, featuring a round arched pediment, includes a pressed metal name plaque with "Hopkins Building" in large block letters. Below the pressed metal cornice are three paired single-pane sash window openings marked by a variety of neoclassical details. Swag motif panels embellish the wall surface above the outer bays, and a triangular pediment with an arched sunburst motif below it tops the center window. The sophisticated design of this storefront is attributed to J. Benjamin Brown, a contractor and builder who figured in many of the late nineteenth- and early twentieth-century construction projects in Cambridge.

The Hopkins building was erected during the ownership of Edwin C. Hopkins, who acquired this commercial property from the heirs of John Foble in 1895 for \$6,500. The large transfer price indicates that the lot was improved at the time, and the Sanborn Insurance map printed in 1896 designates the outline of a two-story structure. With the Hopkins name on the structure and its clear neoclassical influence of the design, it appears the substantial commercial block was erected between 1901 and 1906 when the outline of a structure on this lot changed on the Sanborn maps. Hopkins family

ownership of the property was maintained for nearly one hundred years; the property was sold by Isabelle M. Hopkins in September 1982.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. D-365

1. Name of Property (indicate preferred name)

historic Hopkins Building

other

2. Location

street and number 535-539 Poplar Street not for publication

city, town Cambridge vicinity

county Dorchester

3. Owner of Property (give names and mailing addresses of all owners)

name Poplar Land Company, LLC

street and number 4434 Maple Dam Road telephone

city, town Cambridge state MD zip code 21613-3728

4. Location of Legal Description

courthouse, registry of deeds, etc. Dorchester County Clerk of Court liber MLB 775 folio 531

city, town Cambridge tax map 301 tax parcel 4430 tax ID number 120067

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

Category	Ownership	Current Function	Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	1	buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense		sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic		structures
<input type="checkbox"/> object		<input type="checkbox"/> education		objects
		<input type="checkbox"/> funerary	1	Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	

7. Description

Inventory No. D-365

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Hopkins Building stands at 535-539 Poplar Street in the central business district of Cambridge, Dorchester County, Maryland. The two-story, three-bay tannish-yellow brick commercial block faces west. Built around 1901-05, the stretcher bond brick commercial block is currently under renovation and has been gutted of original interior finishes. The Hopkins building shares similar neoclassical decorative finishes with the Chronicle building that formerly stood on High Street and was built shortly following the 1892 fire.

The west (main) elevation is a three-bay pressed brick elevation laid in narrow butter joints. The storefront elevation is under redesign and construction behind a plywood barrier. Narrow brick pilasters trim the outside corners of the first story storefront elevation and have molded capitals. The second story remains largely intact with paired single-pane sash window openings marking each bay above a rusticated stone beltcourse. The center bay is defined by a paired set of single-pane sash windows featuring a wide pilaster between the window openings. Fixed atop the windows is an unusual neoclassical pediment and wide frieze incorporating various decorative motifs. A half-round sunburst pattern rests above an egg-and-dart molding that spans the distance over the two windows. Above the wide frieze is a pediment enriched with scrollwork within the tympanum. Egg-and-dart moldings enliven the triangular cornice that forms the pediment. To each side of the tall center bay composition are paired window units spanned by segmental brick jack arches with the space between the windows and arch filled with decorative scrollwork. The arches are accented with a raised brick row that terminate with impost blocks. Marking the wall surface above each outer window are rectangular panels framed by egg-and-dart moldings and embellished with a classical sway motif. The top of the street elevation is distinguished by an elaborate pressed metal cornice which is distinctive for its combination of a tall center bay surmounted by a round arch and sunburst pediment form above a decorative frieze that carries the name "HOPKINS BUILDING" in bold block letters. The center round arched pediment and labeled frieze are flanked by paneled columns that rise to a cornice on which rest a rectangular plinth and round ball finial. To each side of the center bay are shorter gabled pressed metal pediments enriched with pressed metal moldings. The outer ends of the pedimented cornices are paneled posts topped by ball-shaped finials.

The sides of the commercial block are covered largely by adjacent structures. On the southeast side above the adjacent storefront there is a large diamond shaped vent worked into the brickwork with headers left out of brick bond. Narrow brick stove flues rise through the parapet side walls. The interior has been gutted in the process of redevelopment and renovation.

8. Significance

Inventory No. D-365

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates

Architect/Builder J. Benjamin Brown, contractor

Construction dates

Evaluation for:

☐ National Register☐ Maryland Register☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SIGNIFICANCE SUMMARY

The Hopkins Building stands out in Cambridge's central business district as one of the most prominent early twentieth-century commercial blocks; it is particularly distinctive for its well preserved Poplar Street elevation executed in beige colored brick with finely detailed and decorative neoclassical pediments and panels. Executed in pressed metal, the elaborate main cornice is divided into three sections between ball-finial topped columns. The center bay, featuring a round arched pediment, includes the pressed metal name plaque with "Hopkins Building" in large block letters. Below the pressed metal cornice are three paired window openings marked by a variety of neoclassical details. Swag motif panels embellish the wall surface above the outer windows, and a triangular pediment with an arched sunburst motif below it top the center window. The design of this sophisticated storefront is attributed to J. Benjamin Brown, a contractor and builder who figured in many of the late nineteenth- and early twentieth-century construction projects in Cambridge

HISTORIC CONTEXT

The Hopkins building was erected during the ownership of Edwin C. Hopkins, who acquired this commercial property from the heirs of John Foble in 1895 for \$6,500.¹ The large transfer price indicates that the lot was substantially improved at the time, and the Sanborn Insurance map printed in 1896 designates the outline of a two-story structure. With the Hopkins name on the structure and its clear neoclassical influence of the design, it appears the well-designed commercial block was erected between 1901 and 1906 when the outline on the later Sanborn Insurance maps changed. Hopkins family ownership of the property was maintained for nearly one hundred years; the property was sold by Isabelle M. Hopkins in September 1982.²

¹ Dorchester County Land Record, CL 19/295, 5.21.1895, Dorchester County Courthouse.

² Dorchester County Land Record, PLC 224/24, 9.1.1982, Dorchester County Courthouse.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. D-365

Name Hopkins Building
Continuation Sheet

Number 8 Page 1

CHAIN-OF-TITLE
535-539 Poplar Street

MLB 775/551

Lorraine Moskewicz and Mary McGinnis
(trading as HAB Enterprises)

to

12.07.2006

Poplar Land Company, LLC

\$475,000

PLC 224/54

Isabelle M. Hopkins, widow

to

9.01.1982

Lorraine Moskewicz and Mary McGinnis
(trading as HAB Enterprises)

RSM 50/268

Calvin Harrington and Emerson C. Harrington, Jr., Trustees

to

9.26.1944

Reginald E. Hopkins and Isabelle McBride Hopkins

All that lot or land situated, lying and being on the eastward side of Poplar Street, now designated as Nos. 8 and 10 Poplar Street, fronting 33 feet, more or less, on said street, and having a depth of 60 feet, more or less, which

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. D-365

Name Hopkins Building
Continuation Sheet

Number 8 Page 2

is improved by a two-story brick building, tenanted and occupied by Reginald E. Hopkins and G. Noble Lednum, being bounded on the north by Lot No. 1 as designated in the said report of sales, and on the southward by the property formerly owned by the late Charlotte R. Keene, known as the White House Lunch Room....

CL 19/295

Rosa A. Foble, William P. Foble and Mollie C. Foble, John J. Foble, and Ella M. Foble, Henry D. Foble and Gertrude C. Foble his wife, Andrew J. Foble and Mary E. Foble his wife, all of Dorchester Co.

to

5.21.1895

Edwin C. Hopkins

\$6,500.00

all those two parcels of land of which John Foble, late of Dorchester County aforesaid, died seized and possessed, situated on the Eastward side of Poplar Street in the town of Cambridge, County and State aforesaid, fronting on said Poplar Street and lying between the Masonic Building at the Corner of High & Poplar Streets and the drug store belonging to the estate of William Thomas, late of Dorchester County aforesaid, deceased, one of which lots was conveyed to the said John Foble, deceased, by two deeds from Joseph E. Muse and Annie E. A. Muse dated respectively the twentieth and twenty fourth day of November A.D. 1854, and recorded among the Land Records of Dorchester County, in FJH 3/42-43 and the other by deed from Joseph E. Muse, Jr. and wife, dated May 29, 1851, and recorded among the Land Records of Dorchester County, in WJ 6/104-06, inclusive....

9. Major Bibliographical References

Inventory No. D-365

Dorchester County Land Records, various volumes, Dorchester County Courthouse.

Sanborn Insurance Maps, various issues, microfilm at the Edward H. Nabb Research Center for Delmarva History and Culture.

10. Geographical Data

Acreage of surveyed property 1,980 square feet
Acreage of historical setting 1,980 square feet
Quadrangle name Cambridge, MD 1988

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The metes and bounds of this property are coincidental with the current boundary of the lot.

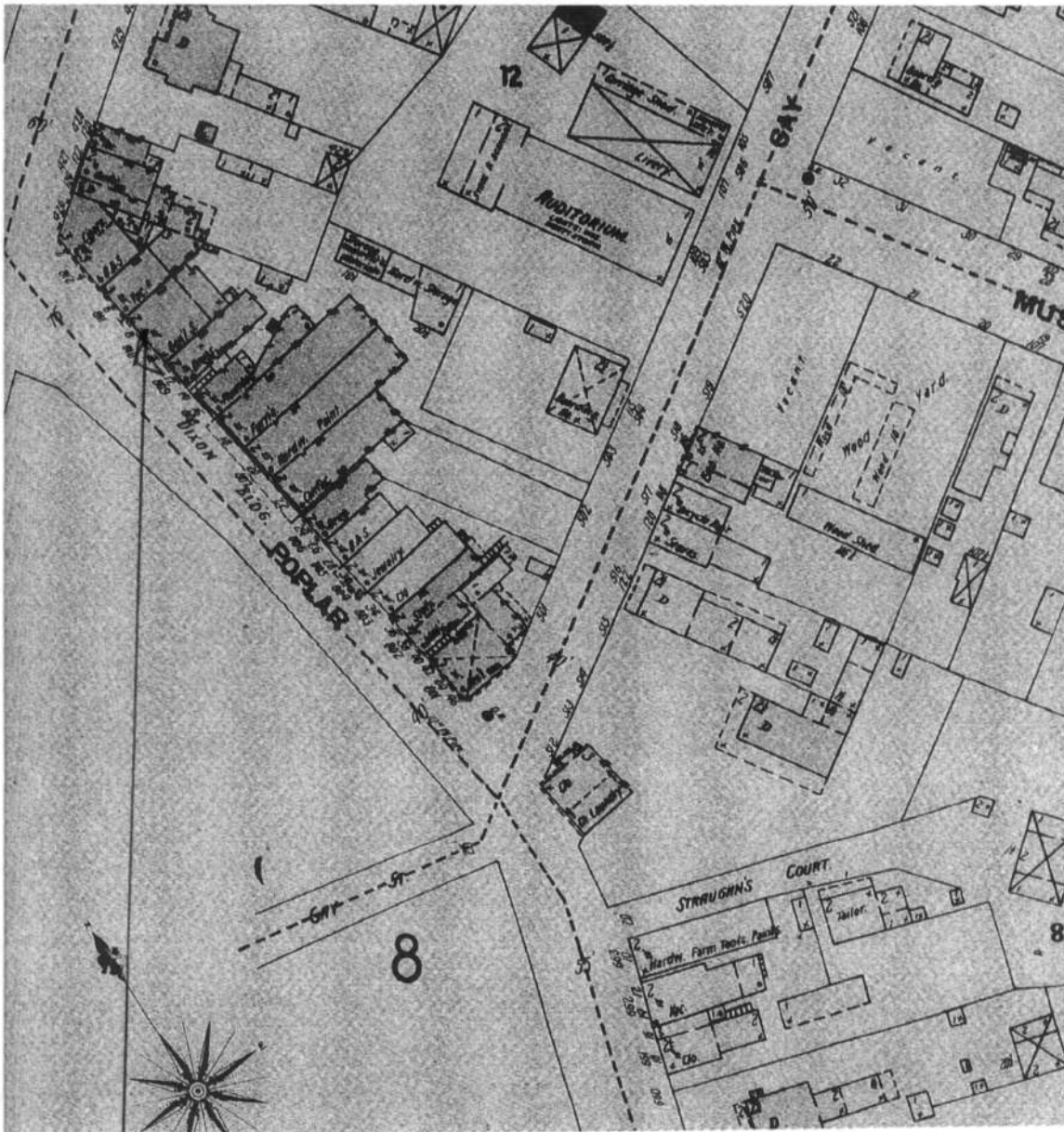
11. Form Prepared by

name/title	Paul B. Touart, Architectural Historian		
organization	Chesapeake Country Heritage & Preservation	date	9/22/2007
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



D-365, Hopkins Building, 535-539 Poplar Street, Sanborn Insurance Map, 1901

TALBOT CO
DORCHESTER CO



—D-365, Hopkins Building
Cambridge, Maryland Quad, 1988—



D-365

HOPKINS BUILDING
CAMBRIDGE, DORCHESTER
Co., MD.

WEST ELEVATION
9/07, PAUL TOLBERT, PHOTO.
NEB./MD. HISTORICAL TRUST

1/1

HOPKINS BUILDING - 535-537-539 POPLAR STREET

The Hopkins Building, with its variety of architectural details, is one of the finest commercial structures in Cambridge and remains practically unaltered. Built of brick, it probably dates to the late 19th century and is two stories tall. Above the cornice, between two pediments, is an arched tablet inscribed "Hopkins Building". Over the second story center window is an elaborate molded ornamentation and above the two end windows are ornamental swags. The egg and dart motif reoccurs frequently as a border molding.

MARYLAND HISTORICAL TRUST

D-365

100365-4511

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Hopkins Building

AND/OR COMMON

2 LOCATION

STREET & NUMBER

535-537-539 Poplar Street

CITY, TOWN

Cambridge

VICINITY OF

CONGRESSIONAL DISTRICT

1

STATE

Maryland

COUNTY

Dorchester

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE
☐ COMMERCIAL
☐ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☐ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER

4 OWNER OF PROPERTY

NAME

Reginald E. Hopkins

Telephone #:

STREET & NUMBER

112 Choptank Avenue

CITY, TOWN

Cambridge

VICINITY OF

STATE, zip code

Maryland 21613

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dorchester County Courthouse

Liber #: 50

Folio #: 268

STREET & NUMBER

206 High Street

CITY, TOWN

Cambridge

STATE

Maryland 21613

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

D-365

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hopkins Building, which dates to the late 19th century, has been altered little and is one of the finest commercial structures in Cambridge. It is a two story brick building with a greater degree of ornamentation than most other commercial buildings in Cambridge. Above the cornice of this structure, which is embellished with a repeated ornamental motif and an egg and dart pattern, are two pediments, one over each end bay. Between the pediments is a tablet inscribed with the words "Hopkins Building", and above this is an ornamental arc with a ray pattern. There are three double windows on the second floor, each with a pilastered mullion. Above the two end windows is a segmental arch with carved ornamentation below. About a foot above these arches are ornamental swags in recessed rectangles. Above the center window is another arc with radials and above this a triangular pediment with ornamentation. The egg and dart motif reoccurs frequently as a border molding. Directly below the second story windows is a raised beltcourse of stone, and between the first and second stories is a plain cornice with dentils. The two store fronts on the street level are basically unaltered, having transom lights with metal tracery. At each corner of the first story is a brick pilaster with a stone capital ornamented by an egg and dart pattern and dentils.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Hopkins Building with its variety of architectural details in one of the finest commercial structures in Cambridge and is significant as an example of late 19th century commercial architecture. Because the street level facade remains practically unaltered the unity of the building has not been destroyed, as is often the case with commercial buildings that have been renovated. The buildings on this corner of Poplar Street, from 543 to 533, all date from the same era and are some of the most attractive commercial buildings in Cambridge. The remaining buildings on this side of Poplar Street were probably built around the same time, but have undergone a greater degree of alteration. They could, however, be quite attractive.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Catherine L. Moore

ORGANIZATION

DATE

11/30/75

STREET & NUMBER

Route 3, Box 32

TELEPHONE

CITY OR TOWN

Cambridge

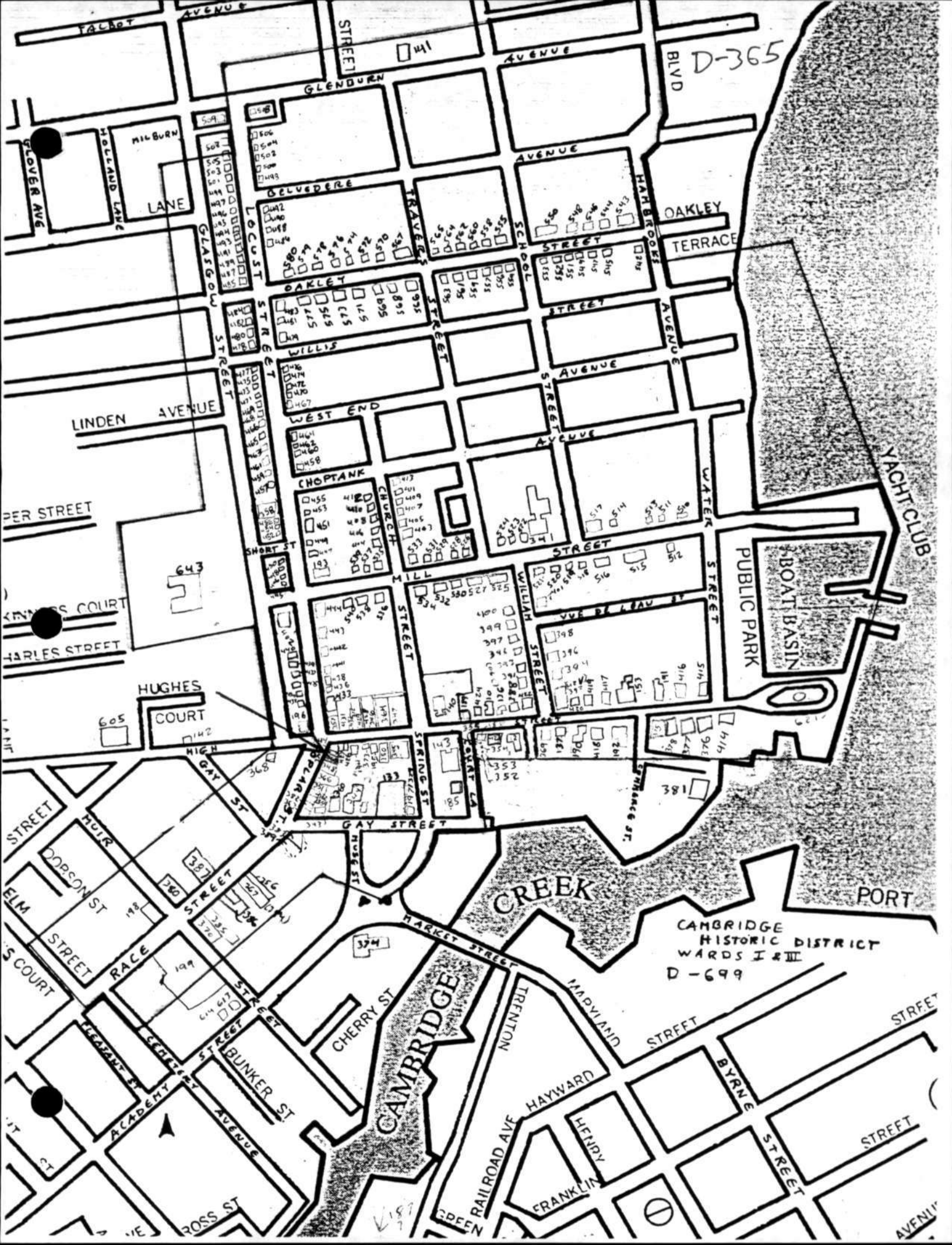
STATE

Maryland

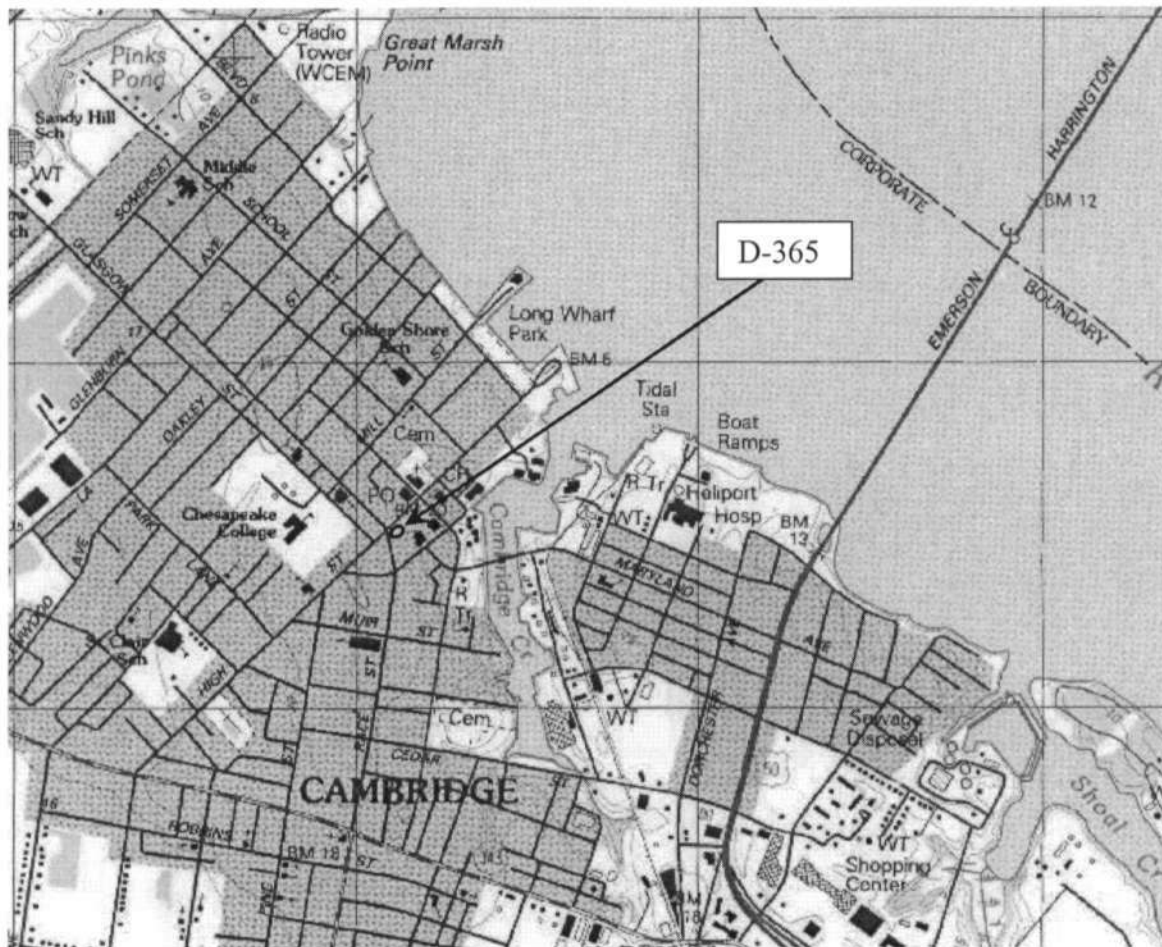
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



D-365
Hopkins Building
535-537-539 Poplar St.
Cambridge
Cambridge Quad.
Dorchester Co.





539- 537- 535 Poplar St., Cambridge, Mel. -
South Facade - C.C. Moore, 1976

D-365

48%